

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024100963

Project Title: County of Monterey Sixth Cycle (2023-2031) Housing Element

Lead Agency: County of Monterey Housing & Community Development - Planning

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Project Location: County-wide (Unincorporated)
City

Monterey
County

Project Description (Proposed actions, location, and/or consequences).

The draft County of Monterey Sixth Cycle (2023–2031) Housing Element Update (HEU6) is required to identify sites and zoning designations that can accommodate housing developments capable of satisfying the County's assigned Regional Housing Needs Allocation (RHNA) of 3,326 housing units distributed across four income categories (1,070 extremely low/very low-income, 700 low-income, 420 moderate-income, and 1,136 above moderate-income housing units). Pursuant to legal requirements for the Housing Element, the draft HEU6 identifies sites in the UMC that are suitable for the development of all housing types, with the capacity to satisfy the housing needs for the current Sixth Cycle. The Sites Inventory has the capacity for at least 4,434 housing units from opportunity sites, 1,117 housing units from pipeline sites under the proposed or existing zoning, and 346 accessory dwelling units (ADUs) without specific sites, for a combined total capacity of 5,897 housing units. Additional information on the HEU6, as well as other components of the General Plan and other approvals as necessary to implement the draft HEU6 and comply with state law (project), can be found in Chapter 3: Project Description of the DPEIR.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in potentially significant impacts (before mitigation) for the following CEQA resource topics: aesthetics, agriculture and forestry resources, air quality, cultural resources, geology and soils (paleontological resources), greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, recreation, transportation, Tribal Cultural Resources, utilities and service systems, and wildfire. Mitigation measures would be applied to avoid or reduce potentially significant impacts to these resource areas. The mitigation measures can be found in Chapter 4: Environmental Analysis of the DPEIR.

Impacts related to aesthetics, agriculture and forestry resources, air quality, biological resources, GHG emissions, hydrology and water quality (groundwater recharge and supply), land use and planning, transportation (vehicle miles traveled [VMT]), and utilities and service systems (water supply) would remain significant and unavoidable. All other significant impacts identified in Chapter 4 of the DPEIR would be reduced to below a level of significance through the implementation of the mitigation framework identified in Chapter 4 and through compliance with applicable federal, state, regional, and local law and regulations.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy known to the County of Monterey include:

- Impacts to biological resources, cultural/Tribal cultural resources, traffic, and wildfire for many of the opportunity sites, with specific focus on development related to Site 52 (known as Tarpy Flats)
- Impacts to undeveloped land, including existing agricultural operations, other natural and working lands, and environmentally sensitive habitat areas
- Increased traffic/vehicle congestion
- Availability of groundwater supply
- Increased demand for public services (fire and police protection, parks)
- Need for new/extended public utilities infrastructure
- Airport compatibility

Provide a list of the responsible or trustee agencies for the project.

California Coastal Commission
Monterey County Airport Land Use Commission
University of California
City of Marina
California Department of Fish and Wildlife
California Housing and Community Development